

TOWN OF CENTER HARBOR  
ZONING BOARD OF ADJUSTMENT  
**Site Walk – 24 Dew Point Lane @ noon**  
Monday, April 16, 2018

Present for the site walk at 24 Dew Point Lane were Chairman Bernie Volz, Vice Chairman Chris Williams, Member Jean Meloney, Alternate Members Anthony Avrutine, Karen Ponton, Clerk Aimee Manfredi-Sanschagrinn. Attorney William Philpot, Jr., Joseph Battaini, John Stephens, Bill Ricciardi, Jill Weed, and Ben Bare.

Chairman provides the rules of the site walk, everyone must stay together no discussion between ZBA members pertaining to the case. If a question is asked by a ZBA member it shall be loud enough so everyone can hear. The purpose of the site walk is for the ZBA members to gather information, there shall be no public input. If the public has questions, they may ask those questions when the hearing reconvenes on April 19<sup>th</sup> at 7 p.m. No decision or votes will be taken during this site walk. I as chairman am responsible for the ZBA members and their location at the property, the public is responsible for themselves. Chairman asks John Stephens of Stephens Landscaping for an overview of what was done.

John Stephens provides an overview of the project stating the frontage prior to the project consisted of mostly lawn with a slight slope towards the water. There was a small landing entrance which was redesigned with this project, there was a fire pit already and down by the water there was the existing patio space that was right to the water's edge. We did not remove any vegetation or trees during our portion of the project we only added to garden beds and trees on the property line. Because of the snow you cannot see the stone work but these areas (pointing to tiered locations) are patio stones along with an entertainment area with grill and fire pit. A redesigned patio at the water along with stepping stones and stairs.

In regards to drainage, there are filtration trenches along the patio next to the house which capture the run off. There was an existing swale, we reworked that and enhanced the water collection. Jean Meloney asks to point out the swale, John Stephens shows the members where the swale is located. We added more sod and vegetation.

Chris Williams asks for the side line boundaries, John Stephens shows the Board where he believes they are. John placed flags at the 20' set back and the 50' set back line. No 75' set back flag was placed. Chairman states the 75' set back is probably where the house is located, John Stephens agrees.

**Questions by the Board:**

Jean Meloney asks if Stephen's Landscaping does the annual fertilization of the property. John Stephens responds they do not handle fertilization for the property that is done through another company and states that any fertilization that is done is behind the 25' setback from the water. Chairman responds the Town Ordinance for fertilization is a 100' set back from the water. John Stephen's responds that is good to know. Jean Meloney asks John if he has a copy of the Center Harbor Town Ordinance, in which he responds he does now as of March of 2017.

Karen Ponton asks for John to show where the hardscapes are based on the plan. John goes over the plan walking the patio areas that are new from the project. Karen Ponton responds all of this, pointing to patio areas, walls and entertainment area, is all new hardscape? John Stephens responds yes anything that is not showing grass coming through is new. The main area we are standing on, the main upper area near the house and walkway access to the dock.

Chairman asks to go over again what was there before the work was done. John states there was patio space at the water's edge wrapping around the tree then patio space close to the house. This was all designed based on state rules.

Jean Meloney, so you put in these steps and the patio area was all expanded. John Stephen's correct along with the retaining walls to create the tiers. Chris Williams asks if the area where the retaining wall is was built up, John

responds yes. The patios were constructed with 6"- 8" of crushed stone base and course sand on top to create a drainage basin. Then we added new topsoil for new plantings and sod.

Chairman, so this has been in place almost 2 years now. John states this upcoming season would be the third season this has been in place.

Jean Meloney asks if there are any more phases to this project. No we have not worked here since July 1, 2016. Jean Meloney, so this project is completed? John Stephens, yes there has been nothing else done since July 1. Jean asks how many phases were there for this project. John Stephens responds just one.

Chairman asks if there are any other questions. Hearing no other questions we will complete the site walk and we will reconvene the hearing at 7 p.m. at the Town Office.

**Site visit completed at 12:14.**

Respectfully submitted by Aimee Manfredi-Sanschagrin.